

# Planning and Zoning Board

## *Hearing Agenda*



**PUBLIC HEARING - WEDNESDAY, NOVEMBER 19, 2014 – 4:00 P.M.**

**MESA CITY COUNCIL CHAMBERS – UPPER LEVEL**

**57 EAST FIRST STREET**

VINCE DIBELLA – Chair	
SUZANNE JOHNSON – Vice Chair	LISA HUDSON
MICHAEL CLEMENT	SHELLY ALLEN
MICHELLE DAHLKE	STEVE IKEDA

**Note:** Items on this agenda which must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at 480.644.2385 or review the City Council agendas on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) to find the agenda on which the item(s) will be placed.

- A. CALL MEETING TO ORDER
- B. CONSIDER THE MINUTES FROM THE OCTOBER 14 AND OCTOBER 15, 2014 STUDY SESSIONS AND REGULAR HEARINGS
- C. TAKE ACTION ON ALL CONSENT ITEMS
- D. TAKE ACTION ON THE FOLLOWING ZONING CASES:

\*Item D.1. **Z14-50 (District 3).** 2110 & 2120 West Southern Avenue Located on the north side of Southern Avenue (1.6± acres). Site Plan Review and Modification. This request will allow for the development of a drive-through restaurant in an existing retail center. Mike Perry, Whitneybell Perry, Inc., applicant; Jeff Geyser, 2120Southern Ave LLC, owner. (PLN2014-00467).

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to the December 17, 2014 meeting**

- \*Item D.2. **Z14-51 (District 3)** 2015 South Alma School Road. Located south of Baseline Road on the east side of Alma School Road (0.8± acres). Site Plan Modification. This request will allow for a building renovation and expansion. Traver Jones, Kimberly-Horn, applicant; Diversified Partners, owner. (PLN2014-00479).

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

E. **DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:**

- \*Item E.1. **Z14-52 (District 3).** 2628 West Birchwood Avenue. Located north of Broadway Road and east of the Loop 101 Freeway (1.7± acres). This request will allow the subdivision of an existing business park. Vernon P. Anderson, VPA Architects, applicant; Danny Jones, Birchwood Circle Investors, owner. (PLN2014-00473). **Companion Preliminary Plat.**

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

- \*Item E.2. **Z14-53 (District 6).** The 8200 to 8400 blocks of East Ray Road (north and south side). Located west of the northwest and southwest corners of East Ray Road and South Hawes Road (33± acres). Rezone from AG AF and LC PAD AF to LC PAD AF and modification of the PAD overlay. This request will allow expansion of the Gateway Park PAD. Morgan Neville, Park Corp., applicant; Mesa Airport Growth Properties, LLC, owner. (PLN2014-00485).

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

- \*Item E.3. **Z14-54 (District 5).** Parcel 13 at Mountain Bridge, the 8800 to 8900 blocks of East McKellips Road (south side) and Parcel 16 at Mountain Bridge, the 8900 to 9100 blocks of McKellips Road (south side). Located west of Ellsworth Road and south of McKellips Road. District 5. Rezone from RS-15 PAD PAD and RS-35 PAD PAD to RS-15 PAD PAD for Parcel 13 (14.22± acres) and Rezone from RS-35 PAD to LC PAD for Parcel 16. (3.31± acres). This will allow the development of a residential subdivision for Parcel 13 and establish commercial zoning for Parcel 16. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant, Paul Dugas, Phoenix Land Division, LLC. (PLN2014-00478). **Companion Preliminary Plat.**

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

- \*Item E.4. **Z14-55 (District 6).** 10309 East Hampton Avenue. Located south of Southern Avenue and east of Crismon Road (11.1± acres). Rezone from LI to LI BIZ and Site Plan Review. This request will allow for the development of a medical center. Casey Carlton, Ascension Group, applicant; V. Marshall, VJ Crismon LLC, owner. (PLN2014-00543)

**Staff Planner: Tom Ellsworth**

**Staff Recommendation: Continued to the December 17, 2014 meeting**

- \*Item E.5. **Z14-56 (District 4).** 457, 505 and 507 South Morris. Located south of Broadway Road and east of Country Club Drive (0.6± acres). Rezone from RM-2 to LI. This request will allow for the future expansion of a mechanical business. David Willis, Orange Street Mechanical, LLC, applicant/owner. (PLN2014-00547).

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

F. **DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLATS:**

- \*Item F.1. **Birchwood Business Park (District 3).** 2628 West Birchwood. Located north of Broadway Road and east of the Loop 101 Freeway (1.7± acres). Re-Plat for Birchwood Circle Business Center. Vernon P. Anderson, VPA Architects, applicant; Danny Jones, Birchwood Circle Investors, owner. (PLN2014-00473). **Companion case to Z14-052.**

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

- \*Item F.2. **Seville at Mountain Bridge Parcel 13 (District 5).** 8920 East Jaeger Street. Located at the southwest corner of McKellips Road & Ellsworth Road (28.5± acres). Preliminary Plat for a single residential development. Paul Dugas, Pinnacle Ridge Holdings, LLC, applicant, Paul Dugas, Phoenix Land Division, LLC. (PLN2014-00478). **Companion case to Z14-054.**

**Staff Planner: Lesley Davis**

**Staff Recommendation: Approval with Conditions**

- \*Item F.3. **Rosemont Development (District 5).** 1810 North Rosemont. Located south of McKellips Road and west of Higley Road (1.2± acres). Preliminary Plat for three commercial condo parcels. Brian Bartishell, Standage & Associates, Ltd., applicant; DCSJ, LLC, owner. (PLN2014-00552).

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

G. MAJOR GENERAL PLAN AMENDMENTS:

1. **Case No. GPMajor14-01**

The northeast corner of McDowell and Higley Roads. Located between Higley & Recker Roads north of McDowell and south of the Loop 202 Red Mountain Freeway. (305 ± acres). District 5. General Plan Land Use Major Amendment from Business Park (BP) on 256± acres and Community Commercial (CC) on 49± acres to Mixed Use Residential (MUR) on 305± acres. (PLN2014-00169).

Due to approval of the Mesa 2040 General Plan this request is no longer applicable. There will be no discussion or action taken on this item.

**Staff Planner: Lisa Davis**

2. **Case No. GPMajor14-02**

Northwest corner of Crismon Road and US 60 Freeway. Located between Hampton Avenue and US 60 Freeway on the west side of Crismon Road. (38± acres). District 6. General Plan Land Use Major Amendment from Business Park (BP) on 38± acres to Community Commercial (CC) on 13± acres and to Medium Density Residential 6-10 (MDR 6-10) dwelling units/per acre on 25± acres. (PLN2013-00134).

Due to approval of the Mesa 2040 General Plan this request is no longer applicable. There will be no discussion or action taken on this item.

**Staff Planner: Angelica Guevara**

H. OTHER BUSINESS:

I. ADJOURNMENT

JK: